



CITY of COLFAX

C A L I F O R N I A

CITY HALL, 33 SOUTH MAIN STREET, COLFAX, CA



PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Colfax Planning Commission will conduct a public hearing on March 12, 2014 beginning at 7:00 p.m. or as soon thereafter as the matter may be heard, at Colfax City Hall, 33 S. Main Street, in the City Council Chambers. During the public hearing, the Planning Commission will consider approving a proposed Conditional Use Permit (#CUP-01-14 – Douglass/Conditional Use Permit).

PROJECT DESCRIPTION: #CUP-01-14 (Douglass/Conditional Use Permit). APN 006-061-007, 121 Grassvalley Street, Colfax, CA. The site is approximately 0.15 acres and is located in the Commercial Retail (CR) zone. The site is bordered by single-family residential to the west and south, a vacant lot to the north, and an office use to the east. The proposed project is the conversion of an existing 1,339 square feet (approximate) office building/use to a single-family residence/use. A single-family residential use in the CR zone requires a conditional use permit according to Title 17 of the City's Municipal Code (Zoning). There are existing sewer and water lines serving the property. There is no garage; however, there is a large asphalt area which will accommodate 2 large vehicles or 3 small cars, and an area in the back which is large enough for 2 cars. As such, the proposed use meets the City's parking requirements. No external modifications to the existing building are proposed with this change in use.

The City intends to file a Notice of Exemption in accordance with the California Environmental Quality Act.

Further information about the proposed project may be obtained by contacting the Planning Department at (530) 346-2313 during normal business hours (Tuesday through Thursday, 8:00 a.m. to 5:00 p.m). At the hearing, the Planning Commission will take public testimony on all issues within the scope of the proposed project. Interested persons should attend the public hearing or submit written comments prior to the public hearing. Written comments may be directed to the Colfax Planning Department, PO Box 702, Colfax, CA 95713.

This notice is posted in accordance with the provisions of the California Government Code Title 7 Chapter 65000, as amended. Administrative remedies must be exhausted prior to action being initiated in a court of law. If you challenge the proposed project in court, you may be limited to issues raised at the public hearing or in written correspondence delivered at or prior to the public hearings.

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